



LAMB & CO

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Inspired by property, driven by passion.



## ELTHORNE PARK, CLACTON-ON-SEA, CO16 7HW

PRICE £275,000

Situated in a Cul-de-sac, this well-presented three-bedroom semi-detached house offers comfortable and versatile living space. The property features a bright and airy lounge, a separate dining room ideal for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms with an en suite to bedroom one and a family bathroom.

- Three Bedrooms
- No Onward Chain
- Dining Room
- En Suite
- Garage & Off Road Parking
- EPC - C



## ENTRANCE HALL

## LOUNGE

16'00" 12'00" (4.88m 3.66m)



## DINING ROOM

10'00" 8'2" (3.05m 2.49m)



## KITCHEN

10'00" 7'1" (3.05m 2.16m)



## BEDROOM ONE

10'00" 9'7" (3.05m 2.92m)



## EN SUITE

8'9" 6'00" (2.67m 1.83m)



## BATHROOM

9'1"6'4" (2.77m1.93m)



## BEDROOM TWO

11'00" 9'00" (3.35m 2.74m )



## BEDROOM THREE

9'00" 7'00" (2.74m 2.13m)



## OUTSIDE

### OUTSIDE REAR



### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

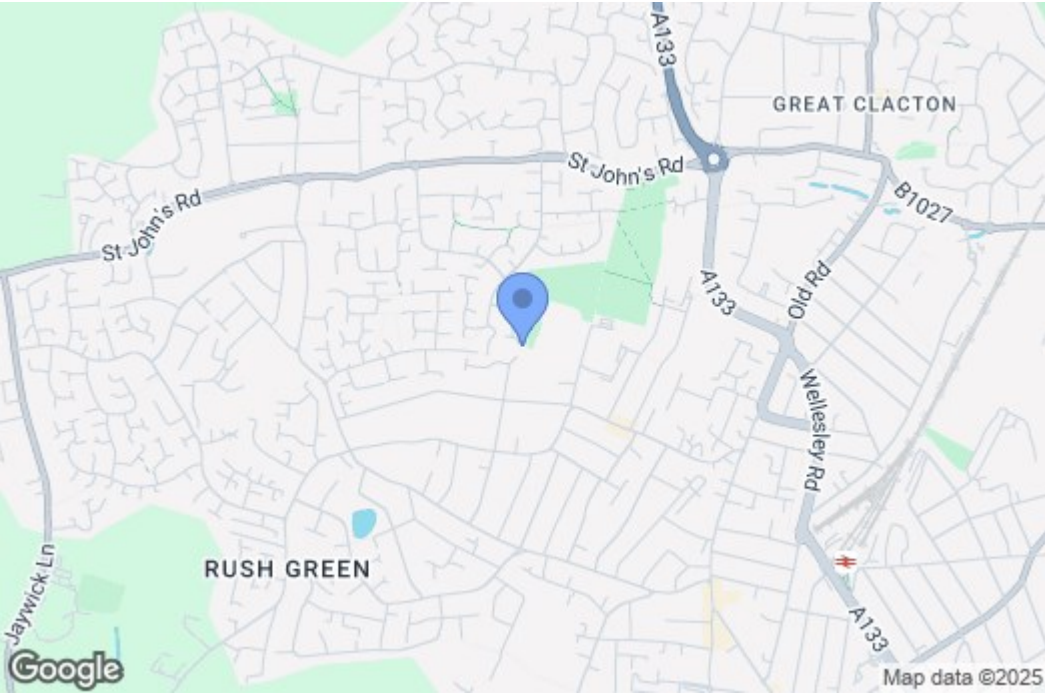
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### Material Information

Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: East



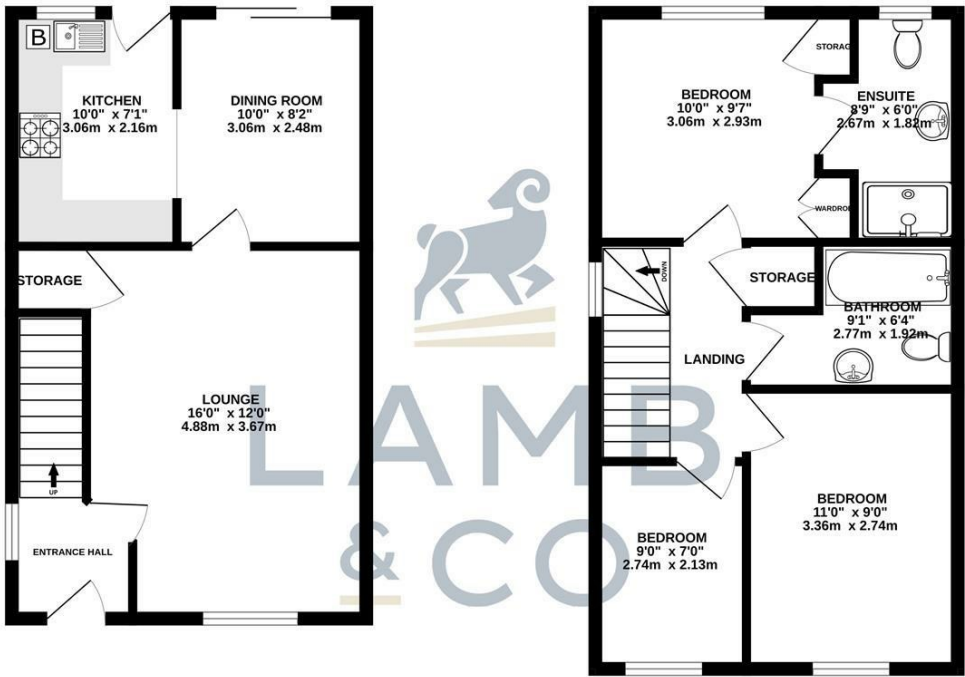
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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